

Visual Improvement Program



Handbook Includes:

- Program Details
- Process Checklist
- Application w/attachments



VIP Program Details

Summary

This program is intended to provide a property owner and/or business owner financial assistance for undertaking the exterior rehabilitation and renovation of commercial, industrial or mixed-used properties located in the city of Las Vegas Redevelopment Area (Redevelopment Area). All commercial, industrial and mixed-use properties within the Redevelopment Area are eligible for assistance. The city of Las Vegas Redevelopment Agency (Agency) will rebate any pre-approved qualified exterior improvements undertaken by the applicant. Commercial VIP participants may qualify for a maximum of \$50,000 and Entertainment VIP* participants may qualify for a maximum of \$95,000 in rebate funds.

In consideration for the rebate, the property owner shall agree to grant and convey to the Agency a non-exclusive façade easement deed and building maintenance agreement to be recorded upon the property, at completion of the improvements, for a period of five years. The property owner and/or business owner will have the option to repurchase the façade easement and building maintenance agreement from the Agency during the five years.

**Note: Entertainment VIP rebates are available to commercial and mixed-used properties located within the Fremont East District that have a Tavern-Limited License.*

Objectives and Goals

The primary objective of the VIP is to encourage the rehabilitation of downtown commercial, industrial and mixed-use buildings, enhance the physical appearance of the area and improve the overall economic viability of Las Vegas' downtown core. This objective compliments the goals of the city of Las Vegas Redevelopment Agency Plan, the city of Las Vegas Downtown Centennial Plan and the city of Las Vegas 2020 Master Plan.

These objectives can be accomplished by encouraging commercial, industrial and mixed-use property owners and long-term tenants of these properties to reinvest in and renovate their properties. The program is intended to improve the aesthetic nature of properties and to assist in bringing properties up to current building and property code standards. In addition, the program intends to act as a catalyst for other nearby property owners to consider participating in the VIP.

Each applicant should be prepared to demonstrate how its proposed project meets one, or more, of the following VIP goals:

1. The project results in a significant improvement to the exterior of a commercial, industrial or mixed-use building consisting of and including one or more of the following:
 - Appropriate, permanent landscaping;
 - Improved and/or upgraded signage on the building parapet or on a monument/pole sign. If multiple signs are used to differentiate businesses located on the property, then coordination and style of signage will be important;
 - Better access and availability of parking for on-site users;
 - Exterior improvements to include any of the following: painting, new or repaired/replaced windows, improved entry ways, lighting, new or repaired/replaced awnings, and cleaning of exterior walls; new or repaired façades.



Objectives and Goals Continued

2. The building or buildings to be improved are clearly visible from a street, sidewalk or public right-of-way.
3. The project maximizes the leveraging of Agency funding with private equity or private debt participation from the project owner or owners.
4. The owner of the project is committed to maintaining or expanding its business presence at the project location.
5. The owner of the project is committed to maintain all project improvements for the useful life of the improvements.
6. The project possesses positive economic attributes that will provide and increase economic activity around the surrounding neighborhood.

Funding Priorities

To support the VIP objective and goals, the Agency reserves the right to fund projects according to the following funding priorities (in no particular order):

1. Projects for which the existing building or on-site improvements are substantially dilapidated;
2. Projects for which multiple and adjacent business owners seek to collaborate;
3. Projects for which the owner or owners demonstrate the maximum possible leveraging of city funds;
4. Projects which are catalytic in nature and have the potential to revitalize and promote the economic stability of the surrounding neighborhood;
5. Projects for which an owner or owners demonstrate the ability to sustain the improvements;
6. Projects for which an owner or owners demonstrate that no other reasonable means of financing exist to fully fund the desired improvements.
7. Projects for which the property owner has tenant vacancies and is looking to substantially improve the property to attract tenants that reflect the increasing economic growth and transition of the surrounding neighborhood and will seek input from the Agency for desirable businesses, or provides a re-tenanting plan that meets with the approval of the Agency.

Matching Contribution

To ensure that the Agency's investment in the project is maximized, the Agency will require the applicant to provide a 100 percent matching contribution to the Agency's funds and that the applicant has a vested financial interest in the completion of its exterior improvements. Each applicant must contribute a dollar-for-dollar match (1:1) to the Agency's funds. For example, an applicant which has a project costing \$100,000, would be required to spend its matching contribution of \$50,000 first, before the Agency would reimburse the participant a matching amount of \$50,000. The Agency will only consider cash contributions, or equivalent, from the applicant as evidence of meeting the required matching contribution. The Agency requires the participating business or property owner to expend its matching cash contribution prior to the disposition of Agency funds. The Agency encourages applicants to contribute the maximum matching contribution possible. Applicants which propose to contribute higher matching contributions may be given preference by the Agency for assistance. The Agency requires that the applicant's matching contribution, as evidenced by paid invoices and cancelled checks, be spent first before the Agency contributes to the project.



VIP Program Details

Program Eligibility

All commercial, industrial and mixed-use properties located within the designated Redevelopment Area and located in commercial, industrial or mixed-use zoning districts. Properties which have multiple retail tenants and/or vacant storefronts will be considered on a case-by-case basis. Applicant must provide a list of current tenants and/or a re-tenanting plan which details the types of commercial, industrial or mixed-use tenants the applicant will recruit.

All of the following requirements must be satisfied for a project to receive funding:

1. The project is located within the city of Las Vegas Redevelopment Area at the time of application.
2. The applicant must demonstrate site control for the project. This can be demonstrated through either:
 - a. Fee simple ownership; or
 - b. Owner/mortgagor of the property with a minimum of 20 percent equity interest in the property; or
 - c. Long-term leasehold interest for a minimum period of five years subsequent to the date of application, with all lease payments current at the time of application.
 - d. Long-term leaseholder must provide proof that property owner has consented to the VIP application.
3. The property on which the project is situated must be free of all mechanic's liens at the time of application.
4. The applicant must not have any current bankruptcy proceedings, or past bankruptcy proceedings, whether corporate or personal, within the past five years.
5. If applicable, the applicant must have a current city of Las Vegas business license.
6. The applicant must have proper zoning on which the building or improvements are situated.
7. The applicant must not have any past-due federal, state, county or city of Las Vegas tax bills at the time of application.
8. The applicant must have no past-due bills or debts payable to the city of Las Vegas or the Agency.
9. The buildings, facilities, structures or other improvements are of benefit to the redevelopment area or the immediate neighborhood in which the redevelopment area is located.
10. No other reasonable means of financing those buildings, facilities, structures or other improvements are available. No other reasonable means of financing is defined by one or more of the following:
 - a. An inducement for new businesses to locate or existing businesses to remain within the redevelopment area in which the business would ordinarily choose to locate outside the redevelopment area if the grant were not provided. This is evidenced by a "but for" letter or statement from the business owner.
 - b. There is a public objective and/or requirement that is more stringent and/or costly to undertake than a business would ordinarily embark upon. This is evidenced by state or city ordinance.
 - c. There has been a lack of rehabilitation in the area and it is deemed unreasonable for the business to invest in improving the area unless the grant is provided. This is evidenced by photographs of the immediate surrounding area displaying the slum and blight.
 - d. The exterior improvements to the property or business do not have a direct affect on revenues therefore making such an investment is not deemed acceptable by a customary financial institution. This is evidenced by a denial letter from a financial institution.
 - e. The visual improvement of the property or addition of the business to the area is so dramatic that it is a catalyst for economic development in the area. This is evidenced by a positive economic impact analysis.



VIP Program Details

Ineligible Properties

The following properties are ineligible:

1. Single-family residential properties;
2. Multi-family residential properties; or
3. Properties which have received funding from the Agency, or from the city of Las Vegas, within the prior five years for capital improvements, on-site improvements, or off-site improvements; or
4. Properties or projects which do not satisfy all of the program eligibility requirements.

Direct Grant via Reimbursement

Incentives to program applicants will be distributed in the form of cash rebates. Applicants will be eligible to receive a rebate of up to \$50,000 or up to \$95,000 of eligible pre-approved exterior improvement costs. The maximum amount for any individual grant award is \$50,000 or \$95,000 depending on which VIP the applicant is applying for. The Agency reserves the right to pay in installments, or in one lump sum amount. Participation in this program and approval of any grant is at the sole discretion of the Agency. The Agency reserves the right to refuse payment of any change orders not authorized prior to the commencement of construction work.

Use of Funds - Pre-approved Qualified Exterior Improvements

Pre-approved qualified exterior improvements which shall be considered for reimbursement includes the following: painting, cleaning, tuck pointing, façade repair/replacement, window repair/replacement, doorways, lighting, new or substantially rehabilitated signage, window tinting, new or replacement awnings, permanent landscaping, parking lots and rear access renovations. All pre-approved qualified exterior improvements must be seen from the public right-of-way.

Demolition of obsolete structures or signage improvements may be eligible only when undertaken as part of an overall renovation project. Any other external improvements required to bring a building or property up to code are also eligible. Additions and expansions to buildings that will benefit the overall appearance of the property may also be eligible.

All plans must be approved by the city of Las Vegas Redevelopment Agency prior to the commencement of any work.

Improvements may be made to individual commercial, industrial or mixed-use buildings; commercial, industrial or mixed-use centers, as well as qualified commercial, industrial or mixed-use property. Permanent landscaping may be included in this program provided that all improvements meet city codes and ordinances, and are consistent with any development plans adopted by the city of Las Vegas and by the city of Las Vegas Redevelopment Agency.

Contractor Procurement

A minimum of three comparable bids must be submitted as part of any Application requesting Agency participation of \$25,000 or greater. All bids must include detailed specifications of the scope of work to be performed. Contractors must have all proper licenses, including but not limited to a business license and a Nevada State Contractor's license. If the applicant is unable to obtain three or more competitive bids, the applicant shall provide the Agency with documentation detailing when and which licensed contractor(s) were contacted.



VIP Program Details

Internal Design Review Committee

The director of the Office of Business Development, as the program director, may appoint members of an Internal Design Review Committee. The committee shall include, but not be limited to, staff from the following city departments or divisions: Land Development, Public Works; Current Planning; Development Coordination, Public Works; Redevelopment Officer, Office of Business Development; and additional staff as needed to review the architectural, engineering and planning merits of the proposed improvement or improvements.

Warranty Information

The final selection of a contractor is the sole responsibility of the participating business. As such, the Agency shall offer no warranty on work performed. The applicant should obtain any desired warranty information from the contractor in writing.

Prohibited Use of Funds

Funds may not be used for: working capital, soft costs, property, equipment or inventory acquisition; the refinancing of existing debt; or the refinancing of private funding.

Availability of Funds

The Agency has agreed to budget a certain amount of funds for this program, which may be amended from time to time. Applications will be accepted throughout the year. Once all budgeted funds for that year are expended, no further applications will be accepted.

For the purposes of this program, a commercial property shall be any property, business, or use which contains a zoning designation of a P-R, N-S, O, C-D, C-1, or C-2 as defined by city of Las Vegas Zoning Ordinance Chapter 19A.04.

An industrial property shall be any property, business, or use which contains a zoning designation of either C-PB, C-M, or M, as defined by city of Las Vegas Zoning Ordinance Chapter 19A.04.

A mixed-use property shall be any property, business or use which contains a zoning designation of either R-3, R-4, P-R, N-S, O, C-1, C-2 or C-PB as defined by City of Las Vegas Zoning Ordinance Chapter 19A.04.

To be eligible, a commercial, industrial or mixed-use property must meet all requirements of the VIP Program, as specified above in Section E, Program Eligibility. Properties specified in Section F. Ineligible Properties and those properties that are deemed non-responsive to addressing the changing characteristics of the surrounding neighborhood by the Agency, shall not be eligible for this program.

The Agency shall have the ultimate authority to accept or reject each application, and have complete authority to decide whether requested work is eligible for this program.



VIP Program Details

Approval Policy

Applications will be reviewed in the order which they are received.

Approval will be based on the following criteria:

- the condition of the existing structure or property;
- the value of the completed improvement;
- the amount of matching funds contributed by the Participant;
- consistency with city of Las Vegas development and construction requirements;
- potential to stabilize or increase economic activity within the surrounding neighborhood;
- current and future tenant mix; and
- the quality of the proposed design.

The Agency shall commit funds only after a VIP agreement with the applicant is approved by the Las Vegas City Council acting as the Board of Directors for the city of Las Vegas Redevelopment Agency.

Any action taken by the city of Las Vegas Redevelopment Agency Board of Directors is final. There is no appeal process for applications which are not approved by the city of Las Vegas Redevelopment Agency Board of Directors.

Payment for grants under \$25,000 shall be made in accordance with the city's Direct Payment Request Policy, No. FN206.



Items Needed to Complete Application

- ☐ List of all property owner's names and contact information
- ☐ Proof of ownership or long-term lease
- ☐ Copies of business entity documents and if applicable, business license(s)
- ☐ Property parcel number (s) and legal description (s)
- ☐ List of proposed improvements w/ estimated project costs
- ☐ Evidence of no other reasonable means of financing
- ☐ Maintenance program
- ☐ High resolution images of the property, currently, from all sides and angles
- ☐ High resolution images or renderings of proposed project
- ☐ Copies of contractor bids (three minimum)
- ☐ If you are a tenant, copy of signed estoppels

Application Process

- ☐ Confirm that the subject property is within the Redevelopment Area
- ☐ Confirm that the subject property is zoned commercial, industrial or mixed-use
- ☐ Meet with Redevelopment Agency staff to discuss project
- ☐ Meet with city of Las Vegas Planning and Development and/or Public Works Departments to determine if any building and/or encroachment permits are needed for your project
- ☐ Complete, sign and date *application*
- ☐ Complete and have notarized *Disclosure of Ownership/Principals* (Real Property and Business)
- ☐ Complete and have notarized *Participant Affidavit and Employment Plan*
- ☐ If applicable, complete and submit all appropriate building and/or encroachment permits
- ☐ Make copies of completed forms for your files
- ☐ Return all original completed forms, copies of business entity documents, copies of business license(s), copies of bids, copies of estoppels (if applicable) with current and proposed project images (CD of images is preferred) to:

City of Las Vegas
Redevelopment Agency
400 Stewart Avenue, 2nd floor
Las Vegas, NV 89101



Your application will be reviewed by the Internal Design Committee. You will be contacted by staff, via letter, if there are additional questions or requirements. Staff will also notify you of the preliminary decision regarding your application. Please Note: Final approval will be determined by the Las Vegas City Council, acting as Board of Directors for the Redevelopment Agency. The Internal Design Committee is a recommending group to the Las Vegas City Council and the Redevelopment Agency and has no authority to grant funds on its own.

If your application is approved by the Internal Design Committee, staff will make all necessary preparations to present the application to the Las Vegas City Council, acting as Board of Directors for the Redevelopment Agency.

- ☐ Attend Las Vegas City Council Meeting Date: _____
 - Date and time will be provided to you by staff
 - Attendance to this meeting is necessary

If your project is approved by the Las Vegas City Council, acting as Board of Directors for the Redevelopment Agency and you have received any applicable and appropriate building and/or encroachment permits you may commence work on your project.

Once Your Project is Completed

- ☐ Take pictures of the completed project
- ☐ Submit copies of paid invoices with corresponding copies of cancelled checks and notice of lien release from all contractors.

Staff will record the façade easement and maintenance agreement with the Clark County Assessor as well as process the paperwork for reimbursement.

Time Frames

- Application process takes approximately 60-90 days once all necessary documents and materials are received
- Reimbursement of funds takes approximately 30-60 days once copies of all invoices and cancelled checks are received



Applicant Information

Applicant's Name: _____

Applicant's Corporate Name: _____

Applicant's Corporate Business Address: _____

Name of Business at Project Address: _____

Applicant's city of Las Vegas Business License Number: _____

Federal Tax ID Number or Social Security Number: _____

Applicant's Phone Numbers: _____ Business _____ Cell

Applicant's E-mail Address: _____

Is the applicant the property owner or the tenant? _____ Owner _____ Tenant

Property Information

Property Owner's Name: _____

Property Owner's Mailing Address: _____

Property/Project Address: _____

Assessor Parcel Number(s): _____

Name of Tenant(s): _____

Lease Expiration Date: _____ Option to Extend: _____ Yes _____ No How Long: _____ Years

Property Manager: _____ Phone: _____ Fax: _____

1. Is the proposed project located in the Redevelopment Area? _____ YES _____ NO

2. Is the proposed project located in the Entertainment District? _____ YES _____ NO

3. If the proposed project is located in the Entertainment District and occupies a corner building, will the improvements be done to both sides of the building? _____ YES _____ NO

4. Does the applicant have a Tavern Limited License? _____ YES _____ NO

Total Estimated Project Cost: _____

Total Estimated Grant Request: _____



Please list and describe each of the proposed interior and exterior improvements.

[illegible]

Please describe the extent to which the existing building or on-site improvements are dilapidated.

[illegible]

Please describe how you plan to leverage VIP grant funds with other contributed funds.

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Please describe how you intend to maintain the improvements through their useful life.

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Estimated Budget for Exterior Improvements

Exterior Improvement	Estimated Cost
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
Total Exterior Project Budget	\$

Execution of Application

The applicant acknowledges that the Redevelopment Agency will not pay for work which is commenced prior to the final approval of the VIP grant as evidenced by an executed VIP agreement. Any work started prior to the execution of the VIP agreement shall be the applicant's responsibility. Furthermore, the applicant acknowledges that the Las Vegas City Council, acting as Board of Directors for the Redevelopment Agency, must approve the application and a corresponding VIP Agreement prior to the award of any VIP grant. Applicant also acknowledges that it must expend its matching contribution prior to any reimbursement of VIP grant funds.

Signature_____ Date_____

Print Name _____

Title _____



VIP Disclosure of Ownership/Principals

Definitions

“city” means the city of Las Vegas.

“City Council” means the governing body of the city of Las Vegas.

“Contracting Entity” means the individual, partnership, or corporation seeking to enter into a contract or agreement with the city of Las Vegas.

“Principal” means individual or entity holding more than one percent interest;

for each type of business organization:

- (a) sole proprietorship – the owner of the business;
- (b) corporation – the directors and officers of the corporation; but not any branch managers of offices which are a part of the corporation;
- (c) partnership – the general partner and limited partners;
- (d) limited liability company – the managing member as well as all the other members.

for each type of real property interest:

- (a) estate in severalty - sole ownership by one individual or entity
- (b) tenancy in common - multiple owners without right of survivorship
- (c) joint tenancy - multiple owners with right of survivorship

Policy

In accordance with resolution 79-99 and 105-99 adopted by the City Council, Contracting Entities seeking to enter into certain contracts or agreements with the city of Las Vegas must disclose information regarding ownership interests and principals. Such disclosure generally is required in conjunction with a Request for Proposals (RFP). In other cases, such disclosure must be made prior to the execution of a contract or agreement.

Instructions

The disclosure required by the resolutions referenced above shall be made through the completion and execution of this certificate. The Contracting Entity shall complete Block 1, Block 2 and Block 3. The Contracting Entity shall complete either Block 4 or its alternate in Block 5. Specific information, which must be provided, is highlighted. An officer or other official authorized to contractually bind the Contracting Entity shall sign and date the Certificate, and such signing shall be notarized.

Incorporation

This certificate shall be incorporated into the resulting contract or agreement, if any, between the city and the Contracting Entity. Upon execution of such contract or agreement, the Contracting Entity is under a continuing obligation to notify the city in writing of any material changes to the information in this disclosure. This notification shall be made within 15 days of the change. Failure to notify the city of any material change may result, at the option of the city, in a default termination (in whole or in part) of the contract or agreement, and/or a withholding of payments due the Contracting Entity.



VIP Disclosure of Ownership/Principals

Please Print Legibly

Real Property - Page 1 of 2

VIP Contracting Entity Information

Name _____

Mailing Address _____

Business Phone _____

Tax ID or Social Security Number _____

Ownership Interest

Estate in Severalty _____

Tenancy in Common _____

Joint Tenancy _____

Disclosure of Ownership/Principals

In the space below, the Contracting Entity must disclose all persons or entities holding more than one percent ownership interest in the real property.

Full Name & Title	Business Address	Business Phone

Additional Ownership/Principals

The Contracting Entity shall continue the above list on a sheet of paper entitled "Disclosure of Principals – Continuation" until full and complete disclosure is made.

If continuation sheets are attached, please indicate the *number of sheets*: _____



Alternative Disclosure of Ownership/Principal

If the Contracting Entity, or its principals or partners, are required to provide disclosure (of persons or entities holding an ownership interest) under federal law (such as disclosure required by the Securities and Exchange Commission or the Employee Retirement Income Act), a copy of such disclosure may be attached to this certificate in lieu of providing the information set forth on the previous page. A description of such disclosure documents must be included below.

Name of Attached Document _____

Date of Attached Document _____

Number of Pages _____

Certification of Disclosure of Ownership/Principal - Real Property

I certify, under penalty of perjury, that all the information provided in this certificate is current, complete and accurate.

Signature _____

Date _____

State of Nevada

County of Clark

This instrument was acknowledged before me on

_____ (date) by

_____ (name of person)

Notary Public



VIP Disclosure of Ownership/Principals

Please Print Legibly

Business - Page 1 of 2

VIP Contracting Entity Information

Name _____

Mailing Address _____

Business Phone _____

Tax ID or Social Security Number _____

Type of Business

Sole Proprietor _____ Partnership _____ Limited Liability Company _____ Corporation _____

Disclosure of Ownership/Principals

In the space below, the Contracting Entity must disclose all persons or entities holding more than one percent ownership interest in the business.

Full Name & Title	Business Address	Business Phone

Additional Ownership/Principals

The Contracting Entity shall continue the above list on a sheet of paper entitled "Disclosure of Principals – Continuation" until full and complete disclosure is made. If continuation sheets are attached, please indicate the *number of sheets*: _____



Alternative Disclosure of Ownership/Principal

If the Contracting Entity, or its principals or partners, are required to provide disclosure (of persons or entities holding an ownership interest) under federal law (such as disclosure required by the Securities and Exchange Commission or the Employee Retirement Income Act), a copy of such disclosure may be attached to this certificate in lieu of providing the information set forth on the previous page. A description of such disclosure documents must be included below.

Name of Attached Document _____

Date of Attached Document _____

Number of Pages _____

Certification of Disclosure of Ownership/Principal - Business

I certify, under penalty of perjury, that all the information provided in this certificate is current, complete, and accurate.

Signature _____

Date _____

State of Nevada

County of Clark

This instrument was acknowledged before me on

_____ (date) by

_____ (name of person)

Notary Public



STATE OF NEVADA }
 } ss:
 COUNTY OF CLARK }

I, _____, being first duly sworn, depose and state under penalty of perjury as follows:

1. I am a corporate officer, managing member, or sole proprietor of the _____, a company duly organized in the State of Nevada as a _____, (Corporation/LLC/Sole Proprietorship). The Participant is seeking the assistance of the city of Las Vegas Redevelopment Agency ("Agency") for making improvements to the property at _____ ("Site"), as more particularly described by the VIP agreement ("Agreement") being contemplated by the city of Las Vegas Redevelopment Agency at its public hearing to be held on _____.

2. I hereby warrant that I either own the site, or have a leasehold interest in the site for a minimum of five years subsequent to the effective date of this agreement.

Assistance from the Agency will allow me to make improvements to the site which I could not otherwise do. This will result in substantial benefit to the Redevelopment Plan Area and the neighborhood adjacent to the Site because of one or more of the following reasons (check one or more):

- a. Encourage the creation of new business or other appropriate development; ☐
- b. Create jobs or other business opportunities for nearby residents; ☐
- c. Increase local revenues from desirable sources; ☐
- d. Increase levels of human activity in the redevelopment area or the immediate neighborhood in which the redevelopment area is located; ☐
- e. Possess attributes that are unique, either as to type of use or level of quality and design; ☐
- f. Require for their construction, installation or operation the use of qualified and trained labor; ☐ and
- g. Demonstrate greater social or financial benefits to the community than would a similar set of buildings, facilities, structures or other improvements not paid for by the agency. ☐

3. No other reasonable means of financing those buildings, facilities, structures or other improvements are available, because of one or more of the following reason(s) as checked by the Participant:

- a. An inducement for new businesses to locate or existing businesses to remain within the redevelopment area in which the business would ordinarily choose to locate outside the redevelopment area if the grant were not provided. Evidenced by a "but for" letter or statement from the business owner.; ☐ or
- b. There is a public objective and/or requirement that is more stringent and/or costly to undertake than a business would ordinarily embark upon. Evidenced by state or city ordinance. ☐ or
- c. There has been a lack of rehabilitation in the area and it is deemed unreasonable for the business to invest in improving the area unless the grant is provided. Evidenced by photographs of the immediate surrounding area displaying the slum and blight. ☐ or
- d. The exterior improvements to the property or business do not have a direct affect on revenues therefore making such an investment is not deemed acceptable by a customary financial institution. Evidenced by a denial letter from a financial institution. ☐ or



- e. The visual improvement of the property or addition of the business to the area is so dramatic that it is a catalyst for economic development in the area. Evidenced by a positive economic impact analysis. ☐

Participant agrees to submit to the Agency its documentation which evidences that no reasonable means of financing are available to the Participant.

4. Participant hereby warrants the following:

- a. The property on which the project is situated is free of all Mechanic's Liens at the time of application. _____(initial)
- b. The applicant has no current bankruptcy proceedings, or past bankruptcy proceedings, whether corporate or personal, within the past five years. _____(initial)
- c. The applicant has no past-due federal, state, county or city of Las Vegas tax bills at the time of application. _____(initial)
- d. The applicant has no past-due bills or debts payable to the city of Las Vegas or the Redevelopment Agency. _____(initial)

5. Participant hereby acknowledges that existing opportunities for employment within the surrounding neighborhood of the redevelopment project are limited for neighborhood residents. Most residents must travel outside the neighborhood to find employment opportunities outside the redevelopment area, via public transportation or personal vehicles. Of the existing businesses within the neighborhood, many are family owned and have been in business for a long time. These existing businesses are not in an expansion mode and are not likely to employee neighborhood residents.

Furthermore, the project will help facilitate the continued expansion of employment opportunities by setting an example to other property/business owners to renovate their property/business and help create more employment opportunities through an expansion of business and renovation of vacant storefronts. The Project will allow neighborhood residents to apply for those positions (when available) for which they are qualified for as an employment opportunity. Appropriate measures will be taken to ensure that the neighborhood is aware of any job opportunities available from the business.

DATED this _____ day of _____, _____.

Authorized Signature: _____

SIGNED AND SWORN TO before

me this _____ day of _____, _____, by _____.

NOTARY PUBLIC

My Commission Expires:



VIP Real Property Owner Consent

Please Print Legibly

STATE OF NEVADA }
 } ss:
COUNTY OF CLARK }

I, _____, owner and/or authorized representative of APN# _____
also commonly known as _____ hereby consent to the proposed exterior
improvements on the above listed property **and** consent to the participation in the Visual Improvement Program
which are to be undertaken by _____, the tenant and/or business owner.

I also, hereby agree to and understand that in conjunction with participation in the Visual Improvement Program,
the city of Las Vegas will record a non-exclusive façade easement deed and building maintenance agreement to
the above listed property, at the completion of the pre-qualified improvements. The documents will be recorded in
the Office of the County Recorder of Clark County, Nevada Records for a period of five years. The property owner
and/or business owner will have the option to repurchase the façade easement and building maintenance
agreement from the Agency during the five year period.

DATED this _____ day of _____, _____.

Authorized Representative: _____

SIGNED AND SWORN TO before

me this _____ day of _____, _____, by _____.

NOTARY PUBLIC

My Commission Expires:

